

C12  
/1

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0020

**P.C. DATE:** March 13, 2012

**ADDRESS:** 2807 Manchaca Road

**APPLICANT:** City of Austin Planning and Development Review Department

**ZONING FROM:** GR-CO

**TO:** GR-CO

**AREA:** 6.3990 acres (278,740 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the rezoning request to GR-CO (Community Commercial – Conditional Overlay) combining district zoning to amend an ordinance to clarify the existence of the VMU (Vertical Mixed Use) site development standards on the property.

**DEPARTMENT COMMENTS:** The subject property is zoned Community Commercial-Conditional Overlay (GR-CO) Combining District and is developed with a warehouse, day care, machine shop, small offices, and an animal shelter. The owner intends to develop the Property with a vertical mixed-use building including residential, retail, and live/work spaces. The Property is located near the intersection of South Lamar Blvd., a Core Transit Corridor, and Manchaca Road, which currently hosts a mix of uses. Surrounding zoning and uses in the area include a mix of CS, LR, MF-2, and SF-6.

The rezoning request is from GR-CO to GR-CO to clarify that the VMU was not removed by the previous zoning ordinance (Ord. 20071213-085). The property was originally zoned in June of 2007 from CS (General Commercial Services) to CS-CO (General Commercial Services – Conditional Overlay) combining district zoning (Ord. 2007-0607-075) as an opt-in to allow vertical mixed use development standards to be applied to the property before the South Lamar VMU process was completed in 2008. The property was rezoned to GR-CO in December of 2007 to downzone the base district from CS to GR as agreed upon by the applicant and neighborhood as the original opt-in process was not considered a standard zoning process and a downzoning of the base district could not be included. The proposed rezoning in this request is only to clarify the existence of the VMU and is not proposed for additional changes or removal of any previously agreed upon conditions.

The current request as initiated by city staff is to reapply the standards subject to Chapter 25-2, Subchapter, E, Article 4.3 (*Vertical Mixed Use Buildings*) as granted by ordinance 20070607-075 to Tract 1 the property as follows:

1. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2 (*Dimensional and Parking Requirements*).
2. The Property is subject to the parking reductions identified in Article 4.3.3 E.3 (*Dimensional and Parking Requirements*).
3. Ten percent of residential units in a vertical mixed use building shall be reserved for rental by households earning no more than 80 percent of the Annual Median Family Income.

All other conditions that pertain to Tracts 1-4 as described by ordinance 2007-1213-085 will be incorporated in the revised ordinance for the current rezoning case.

C12/2

**CITY COUNCIL DATE:** 3/22/12

**ACTION:**

**ORDINANCE READINGS:** 1st

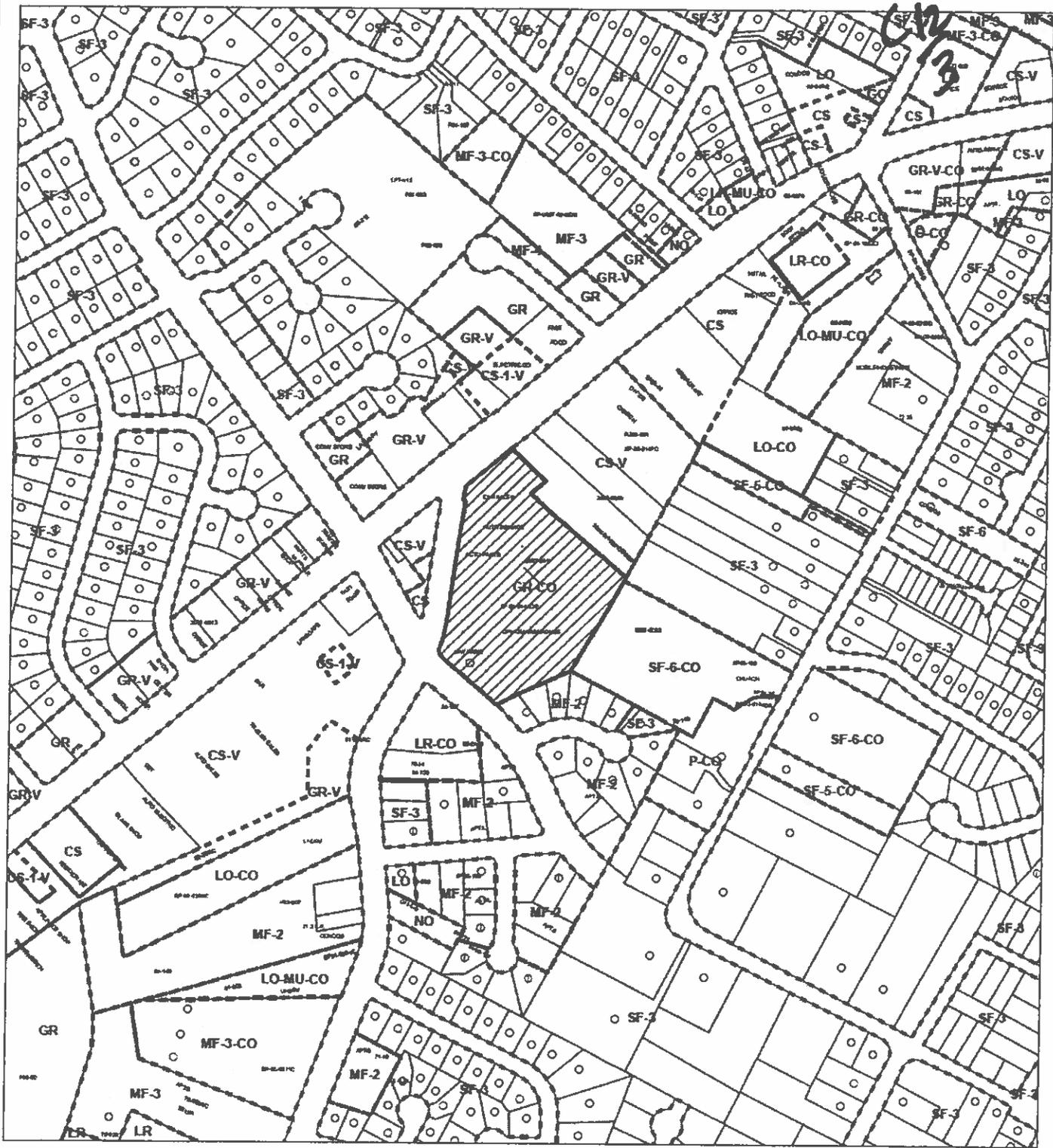
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604  
[stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)



CM  
3

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE**  
C14-2012-0020

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





ORDINANCE NO. 20071213-085

C12/5

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2711-2715 SOUTH LAMAR BOULEVARD, 2803-2901 MANCHACA ROAD, AND 2806-3000 DEL CURTO ROAD FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE, TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT FOR TRACTS TWO AND THREE, AND FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-CO) COMBINING DISTRICT FOR TRACT FOUR.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-2007-0083, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From general commercial services-conditional overlay (CS-CO) combining district to community commercial-conditional overlay (GR-CO) combining district.

A 6.400 acre tract of land, more or less, out of the Henry P. Hill League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From general commercial services-conditional overlay (CS-CO) combining district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

A 2.449 acre tract of land, more or less, out of the Isaac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Tract Three: From family residence (SF-3) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.



C12/7

- 4) N08°50'10"E, a distance of 119.02 feet to a 1/2 inch iron rod found for an angle point hereof, lying in the southerly line of said 0.322 acre tract, and being the northwesterly corner of said Lot 1, Longhorn Subdivision;
- 5) N59°20'58"W, a distance of 8.36 feet to an angle point hereof, being the southwestery corner of said 0.322 acre tract;
- 6) N09°58'22"E, a distance of 44.47 feet to a chiseled "x" found in concrete at the intersection of the easterly right-of-way line of Manchaca Road and the easterly right-of-way line of South Lamar Boulevard (R.O.W. width varies) for an angle point in the westerly line of said 0.322 acre tract and hereof;

**THENCE**, N49°20'41"E, along the easterly right-of-way line of South Lamar Boulevard, being a portion of the westerly line of said 0.322 acre tract and the westerly lines of said 0.057 acre tract, and said Lot 2, for a portion of the westerly line hereof, a distance of 185.93 feet to a 1/2 inch iron rod with cap found for the northwesterly corner hereof;

**THENCE**, S46°05'52"E, leaving the easterly right-of-way line of South Lamar Boulevard, along portion of the southerly line of said Lot 1 of said Nunzie Campion Subdivision, being the northerly line of said Lot 2, for a portion of the northerly line hereof, a distance of 150.01 feet to a 1/2 inch iron rod with cap found for an angle point in the northerly line hereof;

**THENCE**, S49°18'41"W, along the easterly line of said Lot 2, being a portion of the southerly line of said Lot 1, Nunzie Campion Subdivision, for a portion of the northerly line hereof, a distance of 60.06 feet to a PK nail with shiner found in the northerly line of Lot 1 of said Longhorn Subdivision for an angle point hereof, being the southeasterly corner of said Lot 2;

**THENCE**, S45°48'38"E, along a portion of the southerly line of Lot 1 of said Nunzie Campion Subdivision, being a portion of the northerly line of Lot 1 of said Longhorn Subdivision, for a portion of the northerly line hereof, a distance of 74.53 feet to a 1/2 inch iron rod found for an angle point hereof, being the northwesterly corner of Lot 1 of said Longhorn Subdivision and the northernmost corner of said 2.551 acre tract;

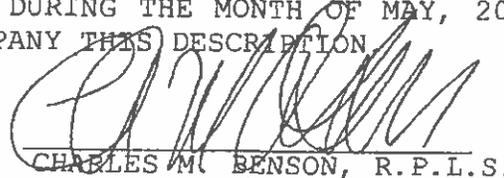
C12/08

**THENCE**, along the northerly right-of-way line of Lightsey Road, being a portion of the southerly line of said Lot 1-A, and the southerly line of said Lot 2-A, for the southerly line hereof, the following two (2) courses and distances:

- 1) N49°05'04"W, a distance of 14.06 feet to a punch hole in concrete found for an angle point hereof, being the southeasterly corner of said Lot 2-A;
- 2) N48°55'32"W, a distance of 233.35 feet to the **POINT OF BEGINNING**, containing an area of 6.400 acres (278,796 square feet) of land, more or less, within these metes and bounds.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING-SOLUTIONS  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



CHARLES M. BENSON, R.P.L.S.  
NO. 4863  
STATE OF TEXAS

JUNE 06, 2007



Tract 2  
CS to SF-6

2.449 ACRES  
CYPRESS REALTY  
ZONING TRACT CS-SF6  
SOUTH LAMAR AT MANCHACA

FN. NO. 07-319(CAG)  
MAY 30, 2007  
BPI JOB NO. 1469-07.10

C12/g

**EXHIBIT B**

**DESCRIPTION**

OF 2.449 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 21, PAGE 44 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.449 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

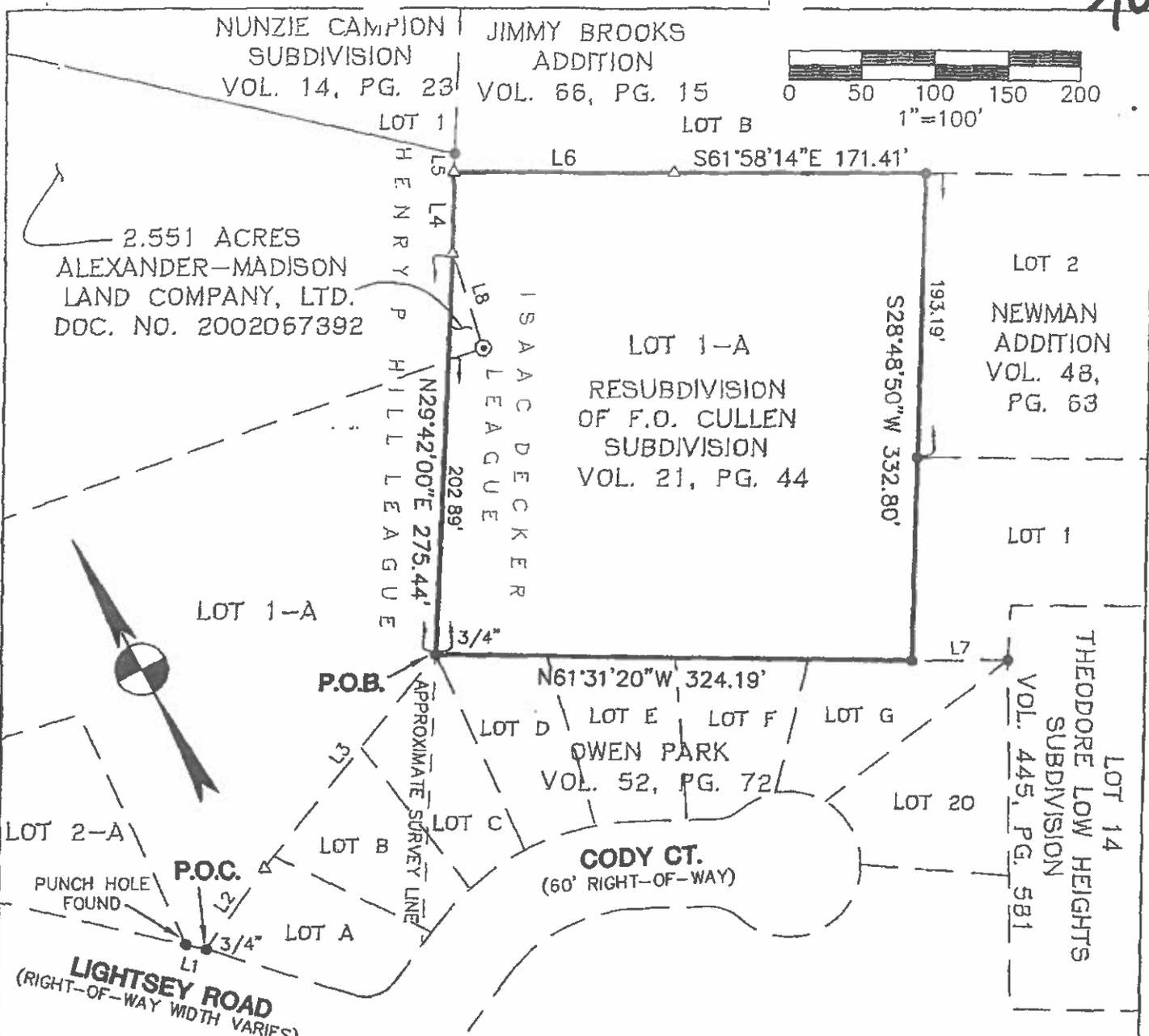
**COMMENCING**, at a 3/4 inch iron rod found in the northerly right-of-way line of Lightsey Road (R.O.W. width varies) for the southernmost corner of said Lot 1-A, same being the southwesterly corner of Lot A, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, from which a punch hole in concrete found in the northerly right-of-way line of Lightsey Road for the southeasterly corner of Lot 2-A of said Resubdivision of F.O. Cullen Subdivision bears N49°05'04"W, a distance of 14.06 feet;

**THENCE**, leaving the northerly right-of-way line of Lightsey Road, along a portion of the southerly line of said Lot 1-A, the following two (2) courses and distances:

- 1) N62°37'51"E, a distance of 67.80 feet;
- 2) N65°25'25"E, a distance of 186.70 feet to a 3/4 inch iron rod found for the **POINT OF BEGINNING** and southwesterly corner hereof, being an angle point in the southerly line of said Lot 1-A, same being the common easterly corner of Lot C and Lot D of said Owen Park;

**THENCE**, N29°42'00"E, leaving the southerly line of said Lot 1-A, over and across said Lot 1-A, passing at a distance of 202.89 feet the northerly line of said Lot 1-A, and continuing over and across said 2.551 acre tract for a total distance of 275.44 feet to an angle point in the westerly line hereof, being an angle point in the easterly line of said 2.551 acre tract, from which an iron pipe found for the southeasterly corner of said 2.551 acre tract bears S09°38'33"W, a distance of 67.45 feet;

02/10

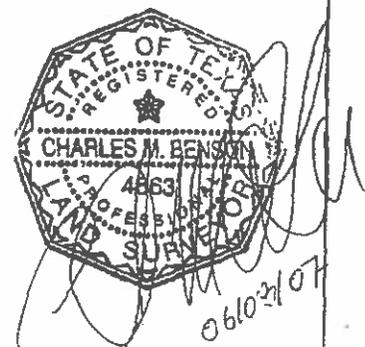


LINE TABLE

No.	BEARING	DISTANCE
L1	N49°05'04"W	14.06'
L2	N62°37'51"E	67.80'
L3	N65°25'25"E	186.70'
L4	N28°25'28"E	55.17'
L5	N28°25'28"E	12.28'
L6	S61°52'14"E	148.91'
L7	S62°56'04"E	65.49'
L8	S09°38'33"W	67.45'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel. (512)328-0311 Fax (512)328-0325  
 Bury+Partners, Inc ©Copyright 2007

**SKETCH TO ACCOMPANY DESCRIPTION**  
 OF 2.449 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 21, PAGE 44 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

CYPRESS REALTY, INC

ZONING TRACT CS-SF8

412/11

southerly line of said Lot 1, and continuing over and across said Lot 14 for a total distance of 137.85 feet to the southeasterly corner hereof;

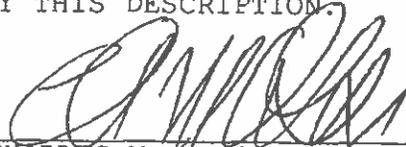
**THENCE**, N62°56'04"W, passing at a distance of 50.00 feet a 1/2 inch iron rod found in the westerly line of said Lot 14 for an angle point in the southerly line of said Lot 1, being the northeasterly corner of Lot G, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, and continuing along a portion of the southerly line of said Lot 1 for a total distance of 115.49 feet to a 1/2 inch iron rod found for the southwesterly corner of said Lot 1 and hereof, same being the southeasterly corner of Lot 1-A, Resubdivision of F.O. Cullen Subdivision, of record in Volume 21, Page 44 of said Plat Records;

**THENCE**, N28°48'50"E, along the westerly lines of said Lot 1 and Lot 2, being the easterly line of said Lot 1-A, passing at a distance of 139.61 feet a 1/2 inch iron rod found for the northwesterly corner of said Lot 1 and continuing for a total distance of 332.80 feet to a 1/2 inch iron rod found in the southerly line of Lot B, of said Jimmy Brooks Addition for the northwesterly corner of said Lot 2 and hereof;

**THENCE**, S61°54'18"E, along a portion of the southerly line of said Lot B and Lot A, for the northerly line of said Lot 2 and hereof, a distance of 287.05 feet to the **POINT OF BEGINNING**, containing an area of 1.486 acres (64,753 square feet) of land, more or less, within these metes and bounds.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

  
CHARLES M. BENSON, R.P.L.S.  
NO. 4863  
STATE OF TEXAS

November 27, 2007



C12  
12

tract 4

2.094 ACRES  
CYPRESS REALTY  
ZONING TRACT SF3  
SOUTH LAMAR AT MANCHACA

FN. NO. 07-762(JMH)  
NOVEMBER 27, 2007  
BPI JOB NO. 1469-07.10

*EXHIBIT D*

**DESCRIPTION**

OF 2.094 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.094 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies) for the southeasterly corner hereof, being the southeasterly corner said Lot 14;

**THENCE**, N62°01'22"W, along the southerly line of said Lot 14 for the southerly line hereof, passing at a distance of 8.77 feet a 1/2 inch iron rod found for the northeasterly corner of Lot 1, R.D.B. Subdivision, of record in Volume 80, Page 287 of said Plat Records and continuing for a total distance of 237.47 feet to a 1/2 inch iron rod found in the easterly line of Lot 19, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records for the southwesterly corner of said Lot 14 and hereof, being the northwesterly corner of Lot 3 of said R.D.B. Subdivision;

**THENCE**, N26°52'22"E, along a portion of the westerly line of said Lot 14 for the westerly line hereof, a distance of 241.03 feet to a 1/2 inch iron rod found for the northwesterly corner hereof, being the northeasterly corner of Lot 20 of said Owen Park, same being a southerly corner of Lot 1 of said Newman Addition;

**THENCE**, S62°56'04"E, leaving the easterly line of said Lot 20, over and across said Lot 14 for a portion of the northerly line hereof, a distance of 50.00 feet to an angle point hereof;

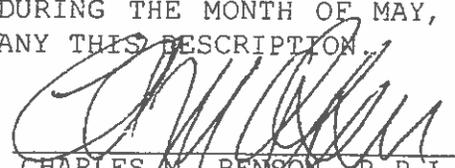
**THENCE**, N27°55'45"E, continuing over and across said Lot 14, passing at a distance of 37.05 feet the northerly line of said Lot 14 and continuing over and across Lot 1 of said Newman Addition for a total distance of 137.85 feet to an angle point hereof, lying in the common line of Lot 1 and Lot 2 of said Newman Addition, from which a 1/2 inch iron rod found for the common westerly corner of said Lot 1 and Lot 2 bears N62°04'15"W, a distance of 113.32 feet;

FN 07-762 (JMH)  
NOVEMBER 27, 2007  
PAGE 3 OF 3

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I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO  
HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON  
THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007.  
A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

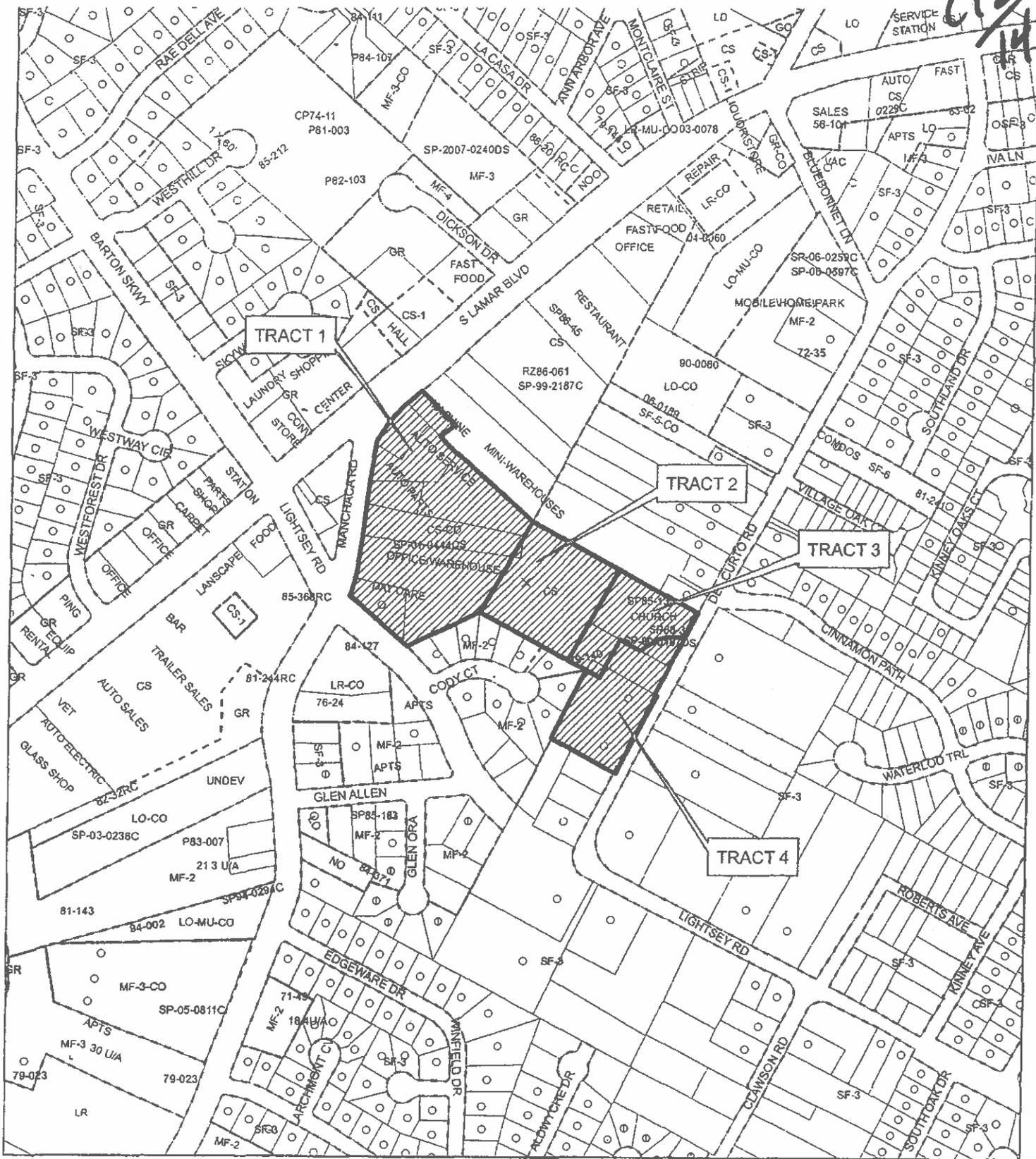


CHARLES M. BENSON, R.P.L.S.  
NO. 4863  
STATE OF TEXAS

*November 27, 2007*



C12/14



ZONING EXHIBIT D



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2007-0083  
 ADDRESS 2711-2715 S LAMAR BLVD,  
 2803-2901 MANCHACA  
 RD & 2804-3000 DEL CURTO RD  
 SUBJECT AREA: 12.43 ACRES  
 GRID G20  
 OPERATOR S MEEKS  
 MANAGER R. HEIL



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ORDINANCE NO. 20070607-075

C12/15

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2711-2715 SOUTH LAMAR BOULEVARD AND 2803-2901 MANCHACA ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2007-0011, on file at the Neighborhood Planning and Zoning Department, as follows:

A 6.396 acre tract of land, more or less, out of the Henry P. Hill League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2711-2715 South Lamar Boulevard and 2803-2901 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. Ten percent of residential units in a vertical mixed use building shall be reserved for rental by households earning no more than 80 percent of the Annual Median Family Income.

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Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 18, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_ June 7 \_\_\_\_\_, 2007      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_  
   David Allan Smith  
   City Attorney

**ATTEST:** \_\_\_\_\_  
   Shirley A. Gentry  
   City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

**EXHIBIT A**

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

02/17

**6.396 ACRES  
HENRY P. HILL LEAGUE  
TRAVIS COUNTY, TEXAS**

DESCRIPTION OF A 6.396 ACRE (APPROXIMATELY 278,613 S.F.) TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE, TRAVIS COUNTY, TEXAS, CONSISTING OF:

PORTION OF LOT ONE-A (1-A), RESUBDIVISION OF F.O. CULLEN SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 44, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO UNITY OF AUSTIN, BY SPECIAL WARRANTY DEED DATED OCTOBER 1, 2004, RECORDED IN DOCUMENT NO. 2004191479, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF LOT TWO-A (2-A), RESUBDIVISION OF F.O. CULLEN SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 44, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO 2901 MANCHACA ROAD, LTD., BY SPECIAL WARRANTY DEED DATED FEBRUARY 17, 2004, RECORDED IN DOCUMENT NO. 2004029194, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

A PORTION OF THAT 2.551 ACRE TRACT AS CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD. BY WARRANTY DEED, DATED APRIL 10, 2002, RECORDED IN DOCUMENT NO. 2002067392, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF LOT ONE (1), LONGHORN SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 98, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ALBERT MOELLER, JAMES CASE AND DOUGLAS GUNN BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 20, 1987, AND RECORDED IN VOLUME 10463, PAGE 937, AND FURTHER CONVEYED BY DOUGLAS GUNN TO ALBERT MOELLER AND JAMES CASE BY WARRANTY DEED DATED NOVEMBER 25, 1998, AND RECORDED IN VOLUME 13319, PAGE 297, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF THAT 0.322 ACRE TRACT AS CONVEYED TO JBS HOLDINGS, LP BY GENERAL WARRANTY DEED DATED DECEMBER 26, 2002, AND RECORDED IN

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Page 2

DOCUMENT NO. 2002251880, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF THAT 0.057 ACRE TRACT AS CONVEYED TO J. A. SHELBY, BY DEED DATED JANUARY 22, 1955, AND RECORDED IN VOLUME 1538, PAGE 122, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND;

ALL OF LOT 2, NUNZIE CAMPION SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 23, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO SHERI JO SHELBY, BY WARRANTY DEED, RECORDED DATE NOVEMBER 28, 1984, RECORDED IN VOLUME 8921, PAGE 989, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 6.396 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron pipe found in concrete in the east right-of-way line of Manchaca Road (80' right-of-way width), being the northwest corner of the said 2.551 acre tract and the southwest corner of said Lot 1, Longhorn Subdivision;

**THENCE** North 08°53'39" East, along the common line of Manchaca Road and Lot 1, a distance of 118.97 feet to a 1/2" rebar found for the northwest corner of Lot 1, being also in the south line of a 0.322 acre tract recorded in Document No. 2002251880, of the Official Public Records of Travis County, Texas;

**THENCE** along the common line of the 0.322 acre tract and the right-of-way line of Manchaca Road and in part a called 396 square foot easement to the City of Austin, the following two (2) courses:

1. North 59°17'29" West, a distance of 8.34 feet to a 1/2" rebar with cap set;
2. North 09°47'00" East, a distance of 44.47 feet to an "X" in concrete found for a northeast corner of the 0.322 acre tract, being also the intersecting point of the east right-of-way line of Manchaca Road with the east right-of-way line of South Lamar Boulevard (right-of-way width varies);

**THENCE** North 49°20'20" East along the common line of the 0.322 acre tract, the 0.057 acre tract, Lot 2, Nunzie Campion and the east right-of-way line of South Lamar Boulevard, a distance of 185.99 feet to a 1/2" rebar with cap set for the north corner of Lot 2, Nunzie Campion, being also the southwest corner of Lot 1, Nunzie Campion and in the east right-of-way line of Lamar Boulevard, from which a 1/2" rebar found bears North 49°20'20" East, a distance of 87.70 feet;

**THENCE** leaving the east right-of-way line of South Lamar Boulevard, along the common line of Lots 1 and 2, Nunzie Campion, the following two (2) courses:

C12  
1a

1. South 46°04'08" East, a distance of 150.00 feet to a 1/2" rebar with cap set;
2. South 49°18'48" West, a distance of 60.00 feet to a 1/2" rebar with cap set for a common corner of Lots 1 and 2, Nunzie Campion, being also in the north line of Lot 1, Longhorn Subdivision;

**THENCE** South 45°48'55" East, along the common line of Lot 1, and Nunzie Campion Subdivision, a distance of 74.52 feet to a 1/2" rebar with cap found for the northeast corner of Lot 1, being also a northwest corner of the 2.551 acre tract;

**THENCE** South 49°01'17" East, along the common line of the 2.551 acre tract and Nunzie Campion Subdivision, a distance of 326.13 feet to a 1/2" rebar found for the northeast corner of the 2.551 acre tract, being also the southeast corner of Lot 1 and in the west line of Lot B, Jimmy Brooks Addition, a subdivision of record in Volume 66, Page 15, of the Plat Records of Travis County, Texas;

**THENCE** South 28°25'38" West, along the common line of the 2.551 acre tract and Lot B, a distance of 12.28 feet to a 1/2" rebar with cap set in the east line of the 2.551 acre tract, being also a southwest corner of Lot B, and a northwest corner of Lot 1-A;

**THENCE** South 29°30'18" West, crossing in part the 2.551 acre tract and Lot 1-A, Resubdivision of F.O. Cullen, a distance of 330.62 feet to a 1/2" rebar found in a northwest line of Owen Park Subdivision, a subdivision of record in Volume 52, Page 72, of the Plat Records of Travis County, Texas;

**THENCE** along the common line of Lot 1-A and Owen Park Subdivision, the following two (2) courses:

1. South 65°23'03" West, a distance of 186.66 feet to a 1/2" rebar found;
2. South 62°35'29" West, a distance of 67.78 feet to a 3/4" bolt found for a southeast corner of Lot 1-A, being also the southwest corner of Lot A, Owen Park and in the north right-of-way line of Lightsey Road (right-of-way width varies);

**THENCE** along the common line of Lots 1-A and 2-A, and Lightsey Road the following two (2) courses:

1. North 48°58'33" West, a distance of 14.15 feet to a punch mark found;
2. North 48°55'10" West, a distance of 233.35 feet to a bolt found for the southwest corner of Lot 2-A, being also the intersecting point of the north right-of-way line of Lightsey Road with the east right-of-way line of Manchaca Road and the beginning of a non-tangent curve to the left;

**THENCE** along the common line of Manchaca Road, Lots 1-A and 2-A and the 2.551 acre tract the following four (4) courses:

C12  
/20

1. 57.36 feet along the arc of said curve to the left, having a radius of 545.62 feet, and through a central angle of  $06^{\circ}01'26''$ , the chord of which bears North  $17^{\circ}16'09''$  East, a distance of 57.34 feet to a 1/2" rebar found for the common corner of Lots 1-A and 2-A and the beginning of a compound curve to the left;
2. 62.03 feet along the arc of said curve to the left, having a radius of 545.62 feet, and through a central angle of  $06^{\circ}30'51''$ , the chord of which bears North  $11^{\circ}01'29''$  East, a distance of 62.00 feet to a 1/2" rebar found;
3. North  $07^{\circ}45'27''$  East, a distance of 74.99 feet to a 1/2" rebar found for the common corner of Lot 1-A and the 2.551 acre tract;
4. North  $07^{\circ}44'24''$  East, a distance of 178.77 feet to the **POINT OF BEGINNING**, containing an area of 6.396 acres of land, more or less.

Surveyed on the ground in November 2006, January 2007 and March 2007. Bearing Basis: Grid azimuth for Texas Central Zone, 1983/93 HARN values from LCRA network. Attachments: Survey Drawing 345-001-ZN3.

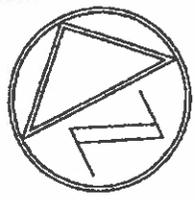
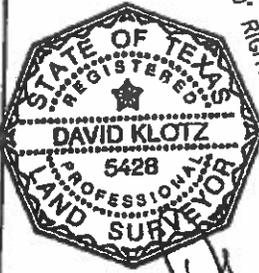
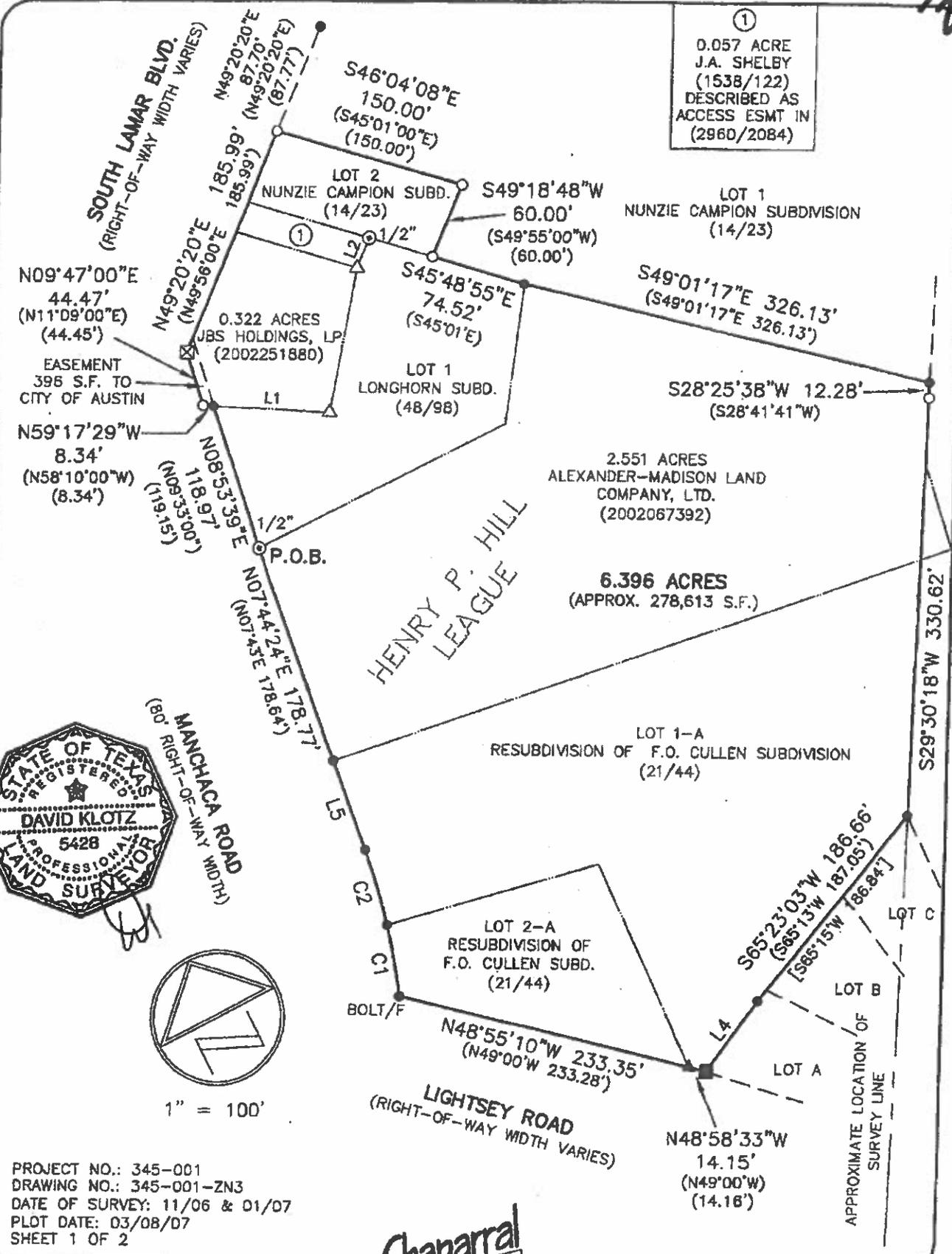


David Klotz  
Registered Professional Land Surveyor  
State of Texas, No. 5428

03/08/07



C12  
21



1" = 100'

PROJECT NO.: 345-001  
 DRAWING NO.: 345-001-ZN3  
 DATE OF SURVEY: 11/06 & 01/07  
 PLOT DATE: 03/08/07  
 SHEET 1 OF 2

**Chaparral**

12/22

SKETCH TO ACCOMPANY A DESCRIPTION OF AN 6.396 ACRE (APPROXIMATELY 278,813 S.F.) TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE, TRAVIS COUNTY, TEXAS, CONSISTING OF:

PORTION OF LOT ONE-A (1-A), RESUBDIVISION OF F.O. CULLEN SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 44, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO UNITY OF AUSTIN, BY SPECIAL WARRANTY DEED DATED OCTOBER 1, 2004, RECORDED IN DOCUMENT NO. 2004191479, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF LOT TWO-A (2-A), RESUBDIVISION OF F.O. CULLEN SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 44, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO 2901 MANCHACA ROAD, LTD., BY SPECIAL WARRANTY DEED DATED FEBRUARY 17, 2004, RECORDED IN DOCUMENT NO. 2004029194, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

A PORTION OF THAT 2.551 ACRE TRACT AS CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD. BY WARRANTY DEED, DATED APRIL 10, 2002, RECORDED IN DOCUMENT NO. 2002067392, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF LOT ONE (1), LONGHORN SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 98, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ALBERT MOELLER, JAMES CASE AND DOUGLAS GUNN BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 20, 1987, AND RECORDED IN VOLUME 10463, PAGE 937, AND FURTHER CONVEYED BY DOUGLAS GUNN TO ALBERT MOELLER AND JAMES CASE BY WARRANTY DEED DATED NOVEMBER 25, 1998, AND RECORDED IN VOLUME 13319, PAGE 297, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF THAT 0.322 ACRE TRACT AS CONVEYED TO JBS HOLDINGS, LP BY GENERAL WARRANTY DEED DATED DECEMBER 26, 2002, AND RECORDED IN DOCUMENT NO. 2002251860, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF THAT 0.057 ACRE TRACT AS CONVEYED TO J. A. SHELBY, BY DEED DATED JANUARY 22, 1955, AND RECORDED IN VOLUME 1538, PAGE 122, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND;

ALL OF LOT 2, NUNZIE CAMPION SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 23, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO SHERI JO SHELBY, BY WARRANTY DEED, RECORDED DATE NOVEMBER 28, 1984, RECORDED IN VOLUME 8921, PAGE 989, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	Record
C1	6°01'26"	545.62'	28.71'	57.36'	57.34'	N17°16'10"E	(N17°16'00"E 57.37')
C2	6°30'51"	545.62'	31.05'	62.03'	62.00'	N11°01'29"E	(N10°58'E 62.02')

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	PUNCH MARK FOUND
■	3/4" BOLT FOUND

LINE TABLE			
No.	BEARING	LENGTH	RECORD
L1	S59°17'29"E	91.61'	(S58°10' 91.78')
L2	N48°48'31"E	24.95'	(N49°56'E 25.00')
L4	S62°35'29"W	67.78'	(S62°52'W 67.52')
L5	N07°45'27"E	74.99'	(N07°43'E 75.02')

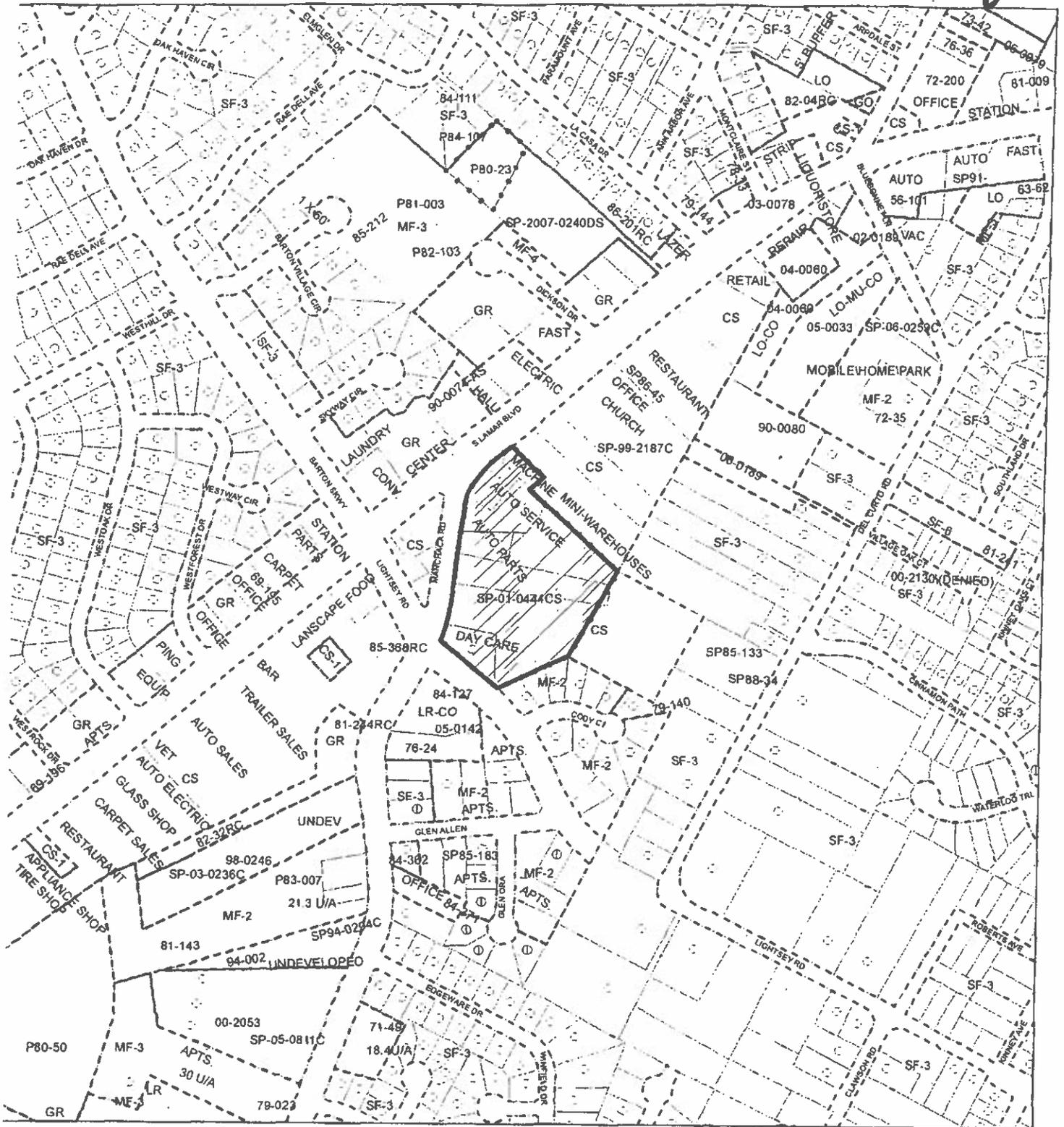
PROJECT NO.: 345-001  
DRAWING NO.: 345-001-ZN3  
DATE OF SURVEY: 11/06 & 01/07  
PLOT DATE: 03/08/07  
SHEET 2 OF 2

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 345-001-ZN3.DOC

Chaparral

12/23



ZONING EXHIBIT B



-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0011  
 ADDRESS: 2711-2715 S LAMAR BLVD &  
 2803-2901 MANCHACA RD  
 SUBJECT AREA: 6.396 ACRES  
 GRID: G20  
 MANAGER: R. HEIL



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

2/5/12

### PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0020  
Contact: Stephen Rye, (512) 974-7604  
Public Hearing: Mar 13, 2012, Planning Commission  
Mar 22, 2012, City Council

  
Mary M. Ogle  
1900 Glen Allen St Apt C  
Austin, TX 78704

I am in favor  
 object

Your address(es) affected by this application

Mary M Ogle 3-3-12  
Signature Date

Daytime Telephone: 448-2428

Comments: ADDS TO ALREADY

heavy congestion

448-2428

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810